

Planning Commission Meeting
November 7, 1996
Verbatim Excerpts

PCA-C-448-14 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
FDPA-C-448-23 - FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

After Close of the Public Hearing

Vice Chairman Byers: I'll close the public hearing and turn to Mr. Kelso.

Commissioner Kelso: Mr. Chairman, this item is an amendment to a formerly approved Final Development Plan which had multiple family housing of much higher number than what we're dealing with here. It's also an ADU development that was proffered through the Kingstowne development. The site is a high plateau, basically, next to a power line, power distribution line which runs all the way through Kingstowne. As I said, this is a companion piece to the Silver Lake parcel, which is the elderly housing and commercial development that we saw last week. It came in for an Out-of-Turn Plan Amendment along Manchester Boulevard. This proposal has been reviewed by the Lee District Land Use Council (sic) and -- including our environmental guru, Bob McLearn, without objection, and we find no problem with the application. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-448-14 (sic), WHICH REQUESTS WAIVER OF SECTION 6-107 OF THE ZONING ORDINANCE REQUIRING A MINIMUM 200 SQUARE FOOT PRIVACY YARD IN FAVOR OF THAT SHOWN ON THE FDPA, SUBJECT TO THE PROFFERS DATED NOVEMBER (sic) 28, 1996.

Ms. Phyllis Wilson: I'm sorry. That was October 28th.

Commissioner Kelso: OCTOBER -- I'm sorry.

Vice Chairman Byers: Would you amend your motion also to say, subject to the correction of the affidavit?

Commissioner Kelso: I agree.

Vice Chairman Byers: Is there a second to the motion?

Commissioner Palatiello: Second.

Vice Chairman Byers: Seconded by Mr. Palatiello. Any discussion? All in favor of the motion to approve PCA-448-14 (sic), say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

12/9/96

3:30 p.m. Item - PCA-C-448-14 - FAIRFAX COUNTY REDEVELOPMENT
AND HOUSING AUTHORITY
Lee District

On Thursday, November 7, 1996, the Planning Commission voted 7-0-3 (Commissioners Byers, Hartwell, and Koch abstaining; Commissioners Coan and Murphy absent from the meeting) to recommend to the Board of Supervisors approval of PCA-C-448-14, subject to the proffers dated October 28, 1996.

The Commission also voted 6-0-4 (Commissioners Byers, Hall, Hartwell, and Koch abstaining; Commissioners Coan and Murphy absent from the meeting) to approve FDPA-C-448-23, subject to the development conditions dated November 1, 1996, and subject to the approval of PCA-C-448-14 by the Board of Supervisors.

The Commission further voted 7-1-2 (Commissioner Byers opposed; Commissioners Hartwell and Koch abstaining; Commissioners Coan and Murphy absent from the meeting) to approve a modification of the maximum length limitations specified in Section 11-302 of the Zoning Ordinance for private streets in a residential development in favor of that shown on the FDPA.

Commissioners Koch and Hartwell: Abstain.

Vice Chairman Byers: Mr. Hartwell, Mr. Koch, and the Chairman abstain. Mr. Kelso.

Commissioner Kelso: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE FDPA-C-448-23, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 1, 1996 AND SUBJECT TO THE APPROVAL OF PCA-448-14 (sic) BY THE BOARD OF SUPERVISORS.

Commissioner Palatiello: Second.

Vice Chairman Byers: Seconded by Mr. Palatiello. Any discussion? Ms. Hall.

Commissioner Hall: I'm sorry. The plan that we're looking at has PCA-448-14 (sic). This says 23. Am I not looking at the right thing?

Ms. Wilson: One is for the FDPA, which is the Final Development Plan Amendment, that's C-448-23 and the other is the Proffered Condition Amendment.

Commissioner Hall: Thank you. I'm sorry. I overlooked that.

Vice Chairman Byers: Any other discussion? All in favor of the motion to approve FDPA-C-448-23, subject to the development conditions in the staff report -- are those in the staff report or are those new development conditions dated November 1st?

Commissioner Kelso: Those are the new development conditions.

Vice Chairman Byers: Say aye.

Commissioners: Aye.

Commissioners Hall and Hartwell: Abstain.

Vice Chairman Byers: Opposed? Ms. Hall, Mr. Hartwell, and the Chairman abstain. Mr. Kelso.

Commissioner Kelso: Finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION APPROVE A MODIFICATION OF THE MAXIMUM LENGTH LIMITATIONS SPECIFIED IN SECTION 11-302 OF THE ZONING ORDINANCE FOR PRIVATE STREETS IN A RESIDENTIAL DEVELOPMENT IN FAVOR OF THAT SHOWN ON THE FDPA.

Commissioner Palatiello: Second.

Vice Chairman Byers: Seconded by Mr. Palatiello. Any discussion? All in favor of the motion to recommend modification of the maximum length of a private street, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed?

Commissioners Koch and Hartwell: Abstain.

Vice Chairman Byers: Mr. Koch abstains; Mr. Hartwell abstains; the Chair votes no. And correct the last vote to add that Mr. Koch also, in the previous vote, abstained. You have one more, Mr. Kelso.

Commissioner Kelso: I don't believe so.

Vice Chairman Byers: On the 200-foot privacy yard?

Commissioner Kelso: That was just -- oh -- that was in the first motion.

Vice Chairman Byers: Okay.

Ms. Wilson: That's part of the PCA, yeah.

Vice Chairman Byers: Well, I think your predecessor would have said, "These fish ain't ready to fry." But you fried them anyway. All right, the second case tonight is an Out-of-Turn Plan Amendment in the Hunter Mill District, S96-III-UP2. May we have a -- we have to change the huddle here, first.

Commissioner Kelso: By the way, Mr. Chairman, my predecessor also reviewed this plan and approves it.

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(The first motion carried by a vote of 7-0-3 with Commissioners Byers, Hartwell and Koch abstaining; Commissioners Coan and Murphy absent from the meeting.)

(The second motion carried by a vote of 6-0-4 with Commissioners Byers, Hall, Hartwell and Koch abstaining; Commissioners Coan and Murphy absent from the meeting.)

(The third motion carried by a vote of 7-1-2 with Commissioner Byers opposed; Commissioners Hartwell and Koch abstaining; Commissioners Coan and Murphy absent from the meeting.)

GLW